REQUEST FOR PROPOSALS

(RFP)

“Demolition of Existing Building, of “A” Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya”.

Office of the Executive Engineer
Dr. K Shivarama Karantha Layout Division.
Bangalore Development Authority,

#108G, 5th Cross, MLA Layout, RMV 2nd Stage, Bhoopasandra, Bengaluru – 560094
□□□□□□□□□ □□□□□□□□□□ □□□□□□□□□□

Bangalore Development Authority

Office of the Executive Engineer, .Dr. K. Shivarama Karantha Layout Division (DSKL)
#108G, 5th Cross, MLA Layout, RMV 2nd Stage, Bhoopasandra, Bengaluru -560094.

No: BDA/EE (DSKL)/TEND/ 273/2024-25 *Office of the Executive Engineer*

Dr. K Shivarama Karantha Layout Division.

Bangalore Development Authority,

#108G, 5th Cross, MLA Layout, RMV 2nd Stage, Bhoopasandra,

Bengaluru – 560094

Dated: 06.12.2024.

INVITATION FOR TENDER (IFT)

TENDER NOTIFICATION (Through Government of Karnataka KPP portal only)

1. *Bangalore Development Authority invites tender from eligible Firms/Agencies for the work of "**Demolition of Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya"** The bidder has to propose the **"Expertise in Demolition, Plan of Action for Demolition, Methodology of Demolition, Cost Concurrence for Demolition, Time Required for Demolition, Safety Features, Statutory Approvals Details and Eviction process for reallocation of residents with plan of action".** The agency have to give a comprehensive plan for the above said activities.*

2. *The Executive Engineer, Dr. K Shivarama Karantha Layout Division, Development Authority Bangalore, Bengaluru on behalf of the Commissioner, BDA invites competitive bids from reputed firm /Agencies for "**Demolition of Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya Bengaluru**". The package details are as under below.*

Sl. No	***Name of the Work***	***No of units***	***EMD (Rs. In Lakhs***	***Period of Completion***

			)	
1	***Demolition of Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya.***	***262***	***10.00***	***6 months including Monsoon Period***

Note:-

1. *The successful bidder shall be responsible for demolition and dismantling of the building like concrete structure, electrical works and others. Also responsible for Stacking the reusable items in the site and safe disposal of the demolition waste from the site to the processing plant/landfill site with all the approvals from the KSPCB, BDA and local authorities*

2. *The charges for the KSPCB and local authorities for demolition and transport of the waste including all the applicable charges etc., shall be borne by the Agency.*

3. *The details of the tender can be taken or downloaded from GOK KPPP Website* www.kppp.gov.in *from 07.12.2024 or had a hard copy from the office of the Executive Engineer, Bangalore Development Authority, Dr. K Shivarama Karantha Layout Division, #108G, 5th Cross, MLA Layout, RMV 2nd Stage, Bhoopasandra, Bengaluru -560094*

4. *Tender Processing fee and EMD should be made through KPP portal only using any of the following four modes of e-payment.*
- *Credit Card*
- *Direct Debit*
- *National Electronic Fund Transfer (NEFT)*
- *Remittance of the bank counter (OTC)*

5. *The Agencies/applicants are advised to study the Request for Proposal (RFP) document carefully before submitting the feedback and suggestion in response to this RFP notice. Participants shall upload all the Signed and Scanned Copies of Certificates pertaining to their Eligibility Criteria, Essential Conditional Criteria, Financial Criteria Documents, etc. No Physical Documents shall be considered. Participants shall produce all the Original Documents for Verification whenever necessary*

6. *The Right to Accept/Reject an any or all responses received is reserved with the Chief Commissioner BDA without assigning any reasons thereof.*

7. *Conditional tenders will not be accepted.*

8. *Bidders should quote the Amount Inclusive of GST.*

9. *For Details, Registration and e – Payment, visit GOK KPPP Website www.kppp.gov.in or contact KPPP Helpdesk at 080 – 25501216 / 25501217.*

Calendar of Events:

- *RFP documents can be downloaded from 07.12.2024, 16.00 hrs onwards.*
- *Last date for queries submission 23.12.2024 upto 16.00 hrs.*
- *Pre-bid meeting date: 24.12.2024 on 15.30hrs at O/o Engineer Member, BDA, Bangalore-560020.*
- *Last Date for submission of Bid Document is 07.01.2025 up to 16.00 hrs.*
- *Date of opening of Technical bid is 09.01.2025 after 11.00 hrs.*
- *Date of Opening of Financial Bid is after approval to technical bid by the competent authority.*

-Sd-
Executive Engineer
Dr. K Shivarama Karantha Layout Division
Bangalore Development Authority,
BANGALORE

Copy Submitted to the:

1. *The Commissioner., BDA for kind information*
2. *The Engineer Member, BDA for kind information.*
3. *The TPM , BDA for kind information*
4. *The Engineer Officer-2 , BDA for kind information*
5. *The Public Relation Officer, for information and to publish in Two Leading National Newspapers in English and One Kannada daily News Paper for giving wide publicity.*
6. *Noticeboard*
7. *Office Copy.*

-Sd-

Executive Engineer
Dr. K Shivarama Karantha Layout Division
Bang alore Development Authority,
Bangalo re

GENERAL INSTRUCTIONS

1. Intent of Request for Proposals (RFP), Background, and Bid Requirements

1.1 Intent of Request for Proposals (RFP)

1.1.1 The purpose of this Request for Proposals is to solicit competitive proposals from qualified and experienced individual(s) or firm(s) to provide demolition services for the Bangalore Development Authority (BDA). Bangalore Development Authority (BDA) is requesting bids for the demolition and site clearance of all existing structures, together with all associated out buildings and appurtenances (the "Demolition Area") at Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya Bengaluru. The successful Contractor will be expected to provide all tools, transportation, labor, and equipment necessary to perform the required duties herein. The overall objective of this project is to remove all structures, debris, identified trees, site components, etc. and to leave the ground empty, level, and ready for future development.

1.1.2 The agency have to give a comprehensive plan for the above said activities.

1.1.3 The Agencies who have submitted the Tender has to make a technical presentation to BDA on the technology and the methodology proposed by them.

1.1.4 Joint Venture is allowed.

2. SCOPE OF WORK

2.1 Project Description:

Bangalore Development Authority (BDA) is issuing this Request for Proposals (RFP) soliciting sealed documents from qualified contractors/firms to complete demolition of exiting building Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya Bengaluru. The buildings is of RCC Structure.

Building Locations: Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City,

Industrial Area, Stage 1, Peenya Bengaluru

2.1.1 The works contemplated under this comprise of Demolition of existing buildings as
Listed above

A) Demolition of Existing RCC Structure

i) Demolition of RCC slab, RCC wall, RCC beams, columns etc.

ii) Demolition of brickwork.

iii) Removing doors, windows, shutters.

iv) Dismantling of steel work, rolling shutters, gates, fencing.

B) Dismantling of Electrical Works

i) Removal of point wiring.

ii) Removal of switch gears.

iii) Removal of all fixtures/fittings.

C) Disposal of all debris/scrap generated through demolition

1. *The entire work in this Tender are divided into different parts depending on the different types of work involved. However, this broad classification is for mere guidance only. Actual work shall be as described as instructed at site from time to time.*

2. *Different Phases of Demolition Work: The Contractor has to submit the Phases of demolition (i-e) work plan with timelines (building wise and disposal schedule) to BDA and the same has to be finalized in consultation with BDA.*

3. *The contractor shall take away all serviceable and non-serviceable material and clean the site completely. The scrap materials (salvage items) of a building will not be permitted to be shifted from site unless debris of said building is removed from site and site is cleaned.*

4. *The contractor shall carry out, complete and maintain the said work in every respect strictly in accordance with this contract and with the directions of and to the satisfaction of the BDA. BDA will issue from time to time further information and/or written instructions, detailed directions and explanations which are hereafter collectively referred to as BDA's instructions in regard to : the variation or modification of the quality or quantity of work or the addition or omission or substitution of any work, the removal from the site of any material brought thereon by the contractor and the substitution of any other materials thereof, the demolition, removal and/or re-execution of any work executed by him, the dismissal from the work of any person employed/engaged there upon*

2.1.2. Fees.

Contractor is responsible for all permits, fees, inspections, certifications and approvals necessary to demolish the buildings as outlined by the standards established by KSPCB, BBMP and local authorities. The works contemplated under this comprise of Demolition of existing buildings as listed above

3. PROVISIONS

A. The contractor shall provide all materials, tools, machinery, labor and supervision necessary for the demolition work on the above properties. Demolition work shall include excavation of any footing and foundations, sidewalks not adjacent to the streets/parking, and removal of all debris from the demolition site etc., complete as per the directions of Engineer in Charge.

B. Contractor shall responsible for obtaining the local demolition permits. BDA will make arrangements for utility to be disconnects, but it will be the responsibility of the contractor to contact all utility providers (water, sewer, electric, gas and cable) prior to commencement of demolition activities to ensure that disconnection has been made.

C. No materials shall be salvaged, stored or accumulated in any area inside the campus.

D. The contractor will provide a safe working environment.

E. Contractor must backfill excavation site with clean fill material including quality topsoil material in preparation for seeding. Contractor must proof roll the fill material to assure compaction and a level site to existing elevations.

F. Bidders/Firms will take away re-usable building materials & the bidder shall deposit the differential of cost of building materials & demolition charges with GST to Bangalore Development Authority.

4. ELIGIBILITY QUALIFICATION CRITERA:

The Agencies for this contract will be considered only from those Agencies (Companies Registered under companies act 1956, Partnership Firms, LLP and Government PSU), who meet the requisite eligibility criteria prescribed asunder:

i. *JV/Consortium allowed.*
ii. *Intending Bidder or OEM must have satisfactorily completed similar nature of work "Demolition of any High Rise Buildings / RCC Structures"*
    1. *In any urban local body or city in India/ Private SEZ's/ IT cities/ Large areas etc*
iii. *Average Annual turnover of the Bidder / OEM or JV shall be at least 10.00 Crores of the last three financial years. The Bidder should be a profit-making firm for the last 3 financial years.*
iv. *The Bidder / JV should not have abandoned any of their contracts for of Karnataka or any other public-sector undertakings during the last five years anywhere in the country.*
v. *The Bidder shall submit Technical proposals along with all relevant*

documents as per all annexure.

vi. *Selection of Agencies will be only who will be Technically Qualified, Selection of the Bidder BDA decision shall be final.*

5. TERMS &CONDITIONS:

i. *Bidder or JV should have unblemished past record and must not have been declared ineligible for corrupt and fraudulent practices either indefinitely or for a period. (Enclose affidavit as Annexure-I).*

ii. *Tender will not be accepted after the date and time fixed for receipt as is set in notification or subsequent extensions if any.*

iii. *Relevant documents in proof should be uploaded wherever required.*

iv. *Firm should have GST, Income Tax registrations, PAN Registration (furnish proof).*

v. *Firm should submit copies GST returns, Income Tax, Excise Registration and returns submitted for Last three years.*

vi. *Bidder should visit the site and make his own assessment of the site condition and submit the technical proposal accordingly.*

vii. *BDA has sole right to accept or reject any Tenders. If required BDA may reject all Tenders received without assigning any reason.*

viii. *BDA, at its discretion, may extend the last date for submission of Tenders.*

ix. *The Tenders inviting authority may, at its discretion, extend the last date for submission of Tenders, in which case, all rights and obligations of the tendering authority and the vendors, subjected to the previous last date, will thereafter be subject to such extended last date.*

x. *The date and time for opening Tenders will be as per the timelines specified in the Tenders Notification.*

6. EVALUATION AND COMPARISON OF BIDS

6.1 Confidentiality

6.1.1. *Selection of bidder will be based on Technical Documents submitted by the bidder after making a careful study of the site and its condition. If any false representation of documents or misleading information is submitted by the bidding agency BDA reserve rights to reject the agency or blacklist*

6.1.2. *Any attempt by a Bidder to influence BDA in the examination, evaluation, comparison, and post qualification of the Bids or Contract*

award decisions may result in the rejection of its Bid.

7. EVALUATION CRITERIA

*The bidders will be scored as per the below mentioned scoring criteria. Bidders will be ranked based upon their scoring from Highest marks. Bidders Scoring **75 Marks or above** shall be considered for Financial bid Opening. The marks shall be awarded as per the criteria in the table below.*

Qualification Marks schedule for Group 1			
1	***Capacity of the Bidder***		
1.1	*Experience of the bidder in demolition of 10 Story Building in a period of more than 2 years (Construction & Demolition Field) from last five financial years in any Govt. Departments*	*25 Marks*	*50 Marks*
	Experience in Demolition of Buildings and Processing of the construction and Demolition Waste of building min 50,000.00 Sqm of area.	*25 Marks*	
1.2	*Turnover of bidder Rs 1000.00 Lakhs and above*	*15 Marks*	*15 Marks*
1.4	*Design and Technicality of proposal submitted by the bidder to execute the work*	*20 marks*	*20 marks*
1.5	*If bidder / JV has own Construction & Demolition processing unit*	*10 marks*	*10 marks*
1.6	*Bidder should be localate (Karnataka)*	*05 marks*	*05 marks*
		Total	***100 Marks***

***Eligible Assignment**: Experience of Undertaking shall be an area of 50,000.00 Sqm or more. Client Agreement as proof of contract value along with work order/completion certificate must be enclosed.*

***Note:** The statements showing the value of existing commitments and on-going works as well as the stipulated period of completion remaining for each of the works listed should be countersigned by the Employer in charge, not below the rank of an Executive Engineer or equivalent.*

8. Time Frame for the Project

The successful bidder and the Client shall execute the project in accordance with the below timelines

Sl.No.	***Milestone***	***Timeline***

1.	*Signing of the Contract*	*T*
2.	*Allotment of Site by the Client*	*T + 1 weeks*
3.	*Sharing of the Methodology details and Plan by the successful Bidder with the client*	*T + 2 weeks*
4.	*Making necessary Approvals from the competent local authorities*	*T + 3 weeks*
5.	*Client facilitation for approvals for disconnection of electricity supply, Sewage water storage tank, sewage supply and any other approvals required for the operation of the demolition work.*	*T + 5 weeks*
6.	*Start of operation of the Demolition work and Completion.*	*T + 6 weeks*

10. AWARD OF PROJECT

*Award of bid shall be made to the **Lowest responsive bidder** meeting the specifications set forth herein. In addition to the quoted price, the following criteria may be used in the award: past experience, and service provided by the proposer, quality of work, completion date, and other factors deemed relevant by Bangalore Development Authority (BDA).*

Lowest Responsive bidder means the bidder who will pay the Lowest amount to Bangalore Development Authority (BDA). Excluding the cost of reusable building materials or will charge the lowest amount from Bangalore Development Authority (BDA). for dismantling.

11. VALIDITY

This Tender shall remain open for acceptance for 120 days from the date of opening.

12. LEGAL JURISDICTION

The legal jurisdiction of the contract will be the competent Court at Bangalore, Karnataka only.

13. SUBMISSION, RECEIPT, AND OPENING OF PROPOSALS

12.1. Opening of First Cover (Technical Bid) of all Tenders and evaluation to determine qualified Tenderers:

The Employer will open the First Covers of all the Tenders at the time

and date as in KPP Portal, at the office of the Executive Engineer, Bangalore Development Authority, Dr. K Shivarama Karantha Layout Division, #108G, 5th Cross, MLA Layout, RMV 2nd Stage, Bhoopasandra, Bengaluru -560094 in the presence of the Tenderers or their representatives who choose to attend at ***16.00 hours*** *on the date and the place specified in Tender Notification. In the event of the specified date of Tender opening being declared a holiday for the Employer, the Tenders will be opened at the appointed time and location on the next working day*

12.2. Opening of Second Cover (Financial Bid) of qualified Tenderers and evaluation:

The Employer will inform all the Qualified Tenderers the time, date and venue fixed for the opening of the Second Cover containing the priced Tenders. The Employer will open the Second Covers of Qualified Tenderers at the appointed time and date in the presence of the Tenders or their representatives who choose to attend. In the event of the specified date of Second Cover opening being declared a holiday for the Employer, the Second Covers will be opened at the appointed time and location on the next working day.

12.3. An amount of 05% of the contract value shall be deposited with Bangalore Development Authority (BDA) as Performance guarantee in form of Bank Guarantee/DD/FDR

14. Special Conditions

13.1. <u>Dumping Requirements:</u>

All demolition debris must be taken to a licensed landfill. All landfill receipts (for general debris and hazardous waste) must be turned in before final approval and payment.

13.2. <u>Safety:</u>

a. *Public safety must be considered at all times. The Contractor must take precautions at all times to utilize and store materials and equipment in a way that will prevent injury to citizens. Before leaving for the day, Contractor must ensure that proper signs, caution tape, physical barriers or other devices as needed to signal a hazard or restrict public access are in place. In addition, the Contractor must insure the safety of their workers by adhering to industry best practices, safety, and traffic safety guidelines as applicable for the activity being performed. The BDA designated Engineer-in-Charge reserves the right to temporarily stop work if they see an unsafe practice and to suspend work until the issue is addressed.*

b. *Contractor shall have to provide all safety appliances i.e. safety helmet, safety belt etc. to his workers while working at height with his own cost and follow all safety rules regulation and all statutory provisions etc. in force. He shall be liable for accident, injury, losses due to any accident or negligence of his workers and he shall be liable to incur all the expenses in consequence thereof and Institute is in no way responsible for any damages arising out of this work contract.*

13.3. <u>Insurance Requirements</u>:

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees or subcontractors.

13.4 <u>Others:</u>

All Other terms and Conditions remains same as per the tender document.

Annexure-1

"Demolition of Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya"		
	Details of the Company	
1.	*Name of the Company*	
2.	*Address of the Company/ Agency/ Agencies*	
3.	*Status of the Company*	
4.	*Details of Incorporation of the Company*	
	[Attach copy of Incorporation certificate]	
5.	*Details of Commencement of Business*	
6.	*Valid GST registration no. [Attach certificate]*	
7.	*Permanent Account Number (PAN) [Attach certificate]*	
8.	*Name & Designation of the contact person to whom all references shall be made.*	
9.	*Telephone No. (with STD Code) Mobile No.*	
10.	*E-Mail of the contact person:*	
11.	*Fax No. (with STD Code)*	
12.	*Manpower details*	

Authorized Signatory of Agency/ Agencies

Annexure-2

FORMAT FOR PERFORMANCE STATEMENT

Sl. No	*Description*	*Remarks*
1	*Name of work*	
2	*Orders placed by (Full address of Client)*	
3	*Order No and date*	
4	*Total tendered cost of work*	
5	*Brief description of related works including principal features and quantities of main items*	
6	*Period of completion*	
	a) Originally stipulated time limit	
	b) Extended time limit	
	c) Actual time taken to complete of work in stipulated time limit / extended time limit	
	d) Reasons for non- completion of work in stipulated time limit /extended time limit	
7	*Name of applicants Engineer –in charge of the work*	
8	*Were there any penalties /fines /stop notices /compensations/ liquidated damages imposed? (yes/No)(if yes ,give amount and explanation)*	

Name of the Firm: .....

Seal &Signature: .....

Annexure-3

Financial Statement

Information regarding financial standing of the applicant.

"Demolition of Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya Bengaluru"

Format for uploading Turnover information

Financial year	***Turnover (Rs. in Lakhs)***
2019-20	
2020-21	
2021-22	
2022-23	
2023-24	

(Total turnover of the Bidder along with JV member during the preceding 5 years)

Instructions:

1. *Bidder shall submit the Turnover details.*
2. *The Bidder shall attach copies of the balance sheets, financial statements and Annual Reports for the latest financial year preceding the Bid Due Date. The financial statements shall:*
   - *(a) Reflect the financial situation of the Bidder;*
   - *(b) Be audited by a statutory auditor/chartered accountant in case of individuals, registered sole proprietorship firm and registered partnership firm;*
   - *(c) Be complete, including all notes to the financial statements; and*
   - *(d) Correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).*
3. *Year 1 shall be the latest completed financial year, preceding the Bid Due Date. Year 2 shall be the year immediately preceding Year 1 and so on. In case the Bid Due Date falls within 3 (Three) months of the close of the latest financial year.*
4. *The Bidder shall provide an Statutory Auditor's Certificate/Chartered Accountant specifying the Turnover of the Bidder and also specifying the methodology adopted for calculating such net worth/turnover in the format given below.*
5. *For the purpose of the RFP, Annual Turnover shall mean:*
   The total revenues as indicated in the audited annual statements.
6. *Experience (Technical Capacity and Financial Capacity) of only the Bidder would be considered shall be considered. Experience of associate company/parent company/ subsidiary company shall not be considered for qualification purposes.*

The Bidder shall provide an Auditor's Certificate specifying the turnover of the Bidder and also specifying the methodology adopted for calculating such turnover.

Signature of the Applicant

Seal:

Note: Turnover certificate to be issued by Chartered Accountant

Annexure - 4

Affidavit

[Use Rs. 100.00 Stamp Paper]

This is to certify that << COMPANY NAME/ Names of Bidder / Name of the JV>> is not blacklisted by the Government of Karnataka or any of its agencies/Central/any other State/UT Governments or their agencies for indulging in corrupt or fraudulent practices or for indulging in unfair trade practices or for any reasons whatsoever as on date.

Company Secretary / Authorized

Signatory Name of Signatory:

Bidder Name:

Date:

Place:

Signature and seal of Notary

Annexure - 5

The Bidder has to submit the following Details

1. ***Expertise in Demolition.***
2. ***Plan of Action for Demolition.***
3. ***Methodology of Demolition.***
4. ***Cost Concurrence for Demolition***
5. ***Time Required for Demolition.***
6. ***Safety Features.***
7. ***Statutory Approvals Details.***
8. ***Eviction process for reallocation of residents with plan of action.***

Note: The above mentioned details are mandatory.

Annexure – 6

Financial Proposal Quote: (Lowest Quote Method)

Project Title: "Demolition of Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya".

The bidder who quoted Lowest shall be the successful bidder,

Sl. No	***Description***	***Unit***	***No. of units***	***Amount (Including GST)***	
				In fig	***In words***
1	***Demolition of Existing Building, of "A" Block consisting of 262 units of 16 floors in Platinum City, Industrial Area, Stage 1, Peenya***	***L/s***	***262***	***Bidder should quote price in KPPP portal***	

Note:

1. ***The bidder quoting the Lowest Amount shall be awarded the project subject to eligibility criteria and technical score of the bidder.***
2. ***The bidder shall visit the said selected locations and quote the respective Amount.***
3. ***Unit rates and prices shall be quoted by the Tenderer in Indian Rupees.***
4. ***Where there is a discrepancy between the rate in figures and words, the lower of the two will govern.***